

Seattle Sustainable Building

the 2004 BUILT GREEN™ Incentive Program

The City of Seattle wants private sector construction projects to follow its lead by incorporating more sustainable, “green” materials and methods.

Funded by Seattle City Light and Seattle Public Utilities, the BUILT GREEN™ Incentive Program provides financial assistance to building owners and developers to incorporate meaningful and cost-effective sustainable building goals early in building programming and design decisions. The City will be an active observer, to help develop other cost effective sustainable building services that the City can offer to the private sector.

Added Value

Sustainably designed and constructed buildings add value in the community by providing:

- high energy efficiency
- healthy living environments
- a greener community with improved neighborhood character
- water saving landscaping and plumbing
- regional ecosystem protection through selection of resource efficient building materials
- reduced operational costs over the life of a building

Timing Counts

Our experience with over a dozen City owned projects pursuing LEED™ Silver and with projects enrolled in the LEED™ and BUILT GREEN™ Incentive Programs shows that projects which incorporate sustainable building goals **early** in the design process achieve higher levels of performance with less cost than projects which consider sustainable building strategies late in design. Experience also shows that goals are most effectively incorporated into a project if all stakeholders – the owner or developer, the architect, his consultants, a contractor, and the end users – tenants and property managers – are all involved in developing those goals.



Traugott Terrace – Archdiocese Housing Authority
Architect - Environmental Works
A LEED™ registered multi-family project

Assistance

The City of Seattle will make available, on an optional basis:

- Technical assistance of the City’s Green Building Team, the Lighting Design Lab, and the Resource Venture.
- Facilitation assistance for up to two Building Design Charettes with the Building Design Decision Participants
- Assistance in maximizing the value of City of Seattle incentives:
 - Seattle City Light Built Smart Incentives, and,
 - Seattle Public Utilities Water Smart Technology Incentives and technical assistance



Croft Place - developed by D.N.D.A
A Built Green™ registered project

Funding is limited. Projects selected for funding will be those that most aggressively comply with the criteria detailed in the BUILT GREEN™ Incentive Pre-Application form.



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Project Eligibility

- ◆ Multi-family projects of five units or more that meet the criteria described in the Built Green™ Multi-Family Checklist or Built Green™ Communities Checklist
- ◆ Applicant must be project owner or developer.
- ◆ Applicant must be able to identify **Building Design Decision Participants** – all those who have input into or who will ultimately be effected by building design decisions: financing, architects, consultants (civil, landscape, mechanical/indoor environmental quality, electrical, structural and commissioning), tenants or tenant representatives, facility/property managers, and building operators.
- ◆ **Applicant will hold at least one charette – the Pre-Application Schematic Design Meeting, prior to the end of the Schematic Design Phase.** Charette should involve all Building Design Decision Participants, including tenants or tenant representatives, facility/property managers, and building operators, to allow these end-users to provide input into design decisions that will effect them directly.
- ◆ Applicant must enter into a BUILT GREEN™ INCENTIVE PROGRAM ASSISTANCE PARTICIPATION AGREEMENT within three months of submitting a Pre-Application.

Project Documentation

To verify that all agreed upon green measures are installed and to share project experience with the community, applicant will:

- ◆ Document installation of green measures
- ◆ Complete a BUILT GREEN™ Evaluation form
- ◆ Provide two years utility costs and operations data
- ◆ Provide photos and data about the project and its green features, including utility bills, for publication of a case study by the City's Green Building Team

Incentive Funding

- ◆ Projects must be registered with the Master Builders Association of King and Snohomish Counties' Built Green™ Program.
- ◆ Funding shall be provided based on the following levels of achievement in the Multi-Family checklist:
 - **360** Built Green™ points - \$5,000 plus \$50.00 per dwelling unit, up to 100 units, or, \$10,000 plus \$10.00 per unit, over 100 units, to a maximum of \$15,000.
 - **450** Built Green™ points - \$6,000 plus \$65.00 per dwelling unit, up to 100 units, or, \$12,500 plus \$10.00 per unit, over 100 units, to a maximum of \$20,000.
 - All projects shall achieve a minimum of **180** points combined in the SITE AND WATER and ENERGY EFFICIENCY sections
- ◆ 75% of funding, based on the 360 point level of achievement funding, shall be paid when an AGREEMENT is signed and the balance paid on successful project certification.
- ◆ BUILT GREEN™ Incentives can be used for soft costs only, not limited to the following:
 - BUILT GREEN™ certification, application process, and fees.
 - professional services.
 - a Building Design Charette facilitated by the applicant or consultant
 - BUILT GREEN™ Incentives **can not** be applied to hard (construction) costs
- ◆ If project fails to meet minimum performance achievement of 360 BUILT GREEN™ points, the applicant shall reimburse Seattle City Light all Incentive funding received.
- ◆ Project funding or a funding commitment must be in place at time of signing the ASSISTANCE PARTICIPATION AGREEMENT to insure that applicant intends to move diligently forward.

For more information on the **2003 BUILT GREEN™ Incentive**, contact:

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City of Seattle

2004 BUILT GREEN™ Incentive Schedule of Events

PROGRAMMING/SCHEMATIC DESIGN

- 1 Applicant submits completed BUILT GREEN™ Incentive Pre-Application
- 2 City of Seattle's Green Building Team reviews Pre-Application submittals and approves or disapproves candidate projects
- 3 Applicant schedules a Pre-Application Design Meeting with SCL (Seattle City Light) and design decision participants – SCL Sustainable Building Coordinator conducts individual meeting/interviews with design decision participants as necessary
- 4 Applicant convenes **Pre-Application Schematic Design Meeting** to consider possible green strategies to be incorporated into the project and to establish preliminary BUILT GREEN™ goals. City sustainable building staff attend to offer assistance as desired by applicant and design decision participants.

DESIGN DEVELOPMENT

- 5 The Sustainable Building Coordinator works with applicant to develop a SCL Built Smart incentive package and a Seattle Public Utilities Water Smart Technology Program package
- 6 Applicant prepares BUILT GREEN™ Incentive Letter of Agreement, including project narrative and overview of proposed green, sustainable measures.
- 7 Applicant convenes Goal Confirming Meeting, to confirm, in Letter of Agreement, the BUILT GREEN™ goals for the project. City sustainable building staff attend to offer assistance as desired by applicant and design decision participants.
- 8 Letter of Agreement between SCL and applicant is signed, initial BUILT GREEN™ Incentive funds are released.

COMPLETION

- 9 Project Contract Documents incorporate green measures, a record set is provided to SCL – Applicant participates in Evaluation Program.
- 10 Project completed, green measures verified, completed project documented, balance of BUILT GREEN™ Incentive funds released.

Shaded box indicates Meetings or Charettes that should involve Design Decision Participants. Pre-Application Schematic Design Meeting is a requirement for funding.



City of Seattle

2004 BUILT GREEN™ Incentive Pre-Application

(No items below are mandatory – Completeness will be used to select potential participants. Submission of schematic drawings and brief, written description of project and program goals is desirable.)

Project Information

Project name: _____

Project address: _____

Project is: ☐ new construction ☐ renovation/remodel ☐ combination

Building type: ☐ multi-family market rate number of units _____

☐ multi-family affordable number of units _____

☐ mixed use number of dwelling units _____

Project Scale

Budget: _____

Square footage: _____

Height & number of stories: _____

Project Status

If new construction, has the site been purchased? ☐ yes ☐ no

If renovation/remodel, has the building been purchased ☐ yes ☐ no

What phase of programming and design is the project in:

☐ programming ☐ pre-design ☐ schematic design ☐ design development

Are any building permits secured? yes ☐ no ☐ type _____

Is financing secured? yes ☐ no ☐ committed? ☐ yes ☐ no

Estimated start date: _____ estimated completion date: _____

Applicant

Owner/authorized agent name(s): _____

Company name: _____

Mailing address: _____

Phone: _____ FAX: _____ email: _____

Building Design Decision Participants

Firm	Primary Contact	Phone	email
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Financing:

Architect			
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Civil Engineer/Landscape Architect			
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Mechanical Engineer			
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Electrical Engineer			
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Tenant or tenant representative			
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Property/Facility Manager/Building Operator			
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Other (Green Building Consultant, Commissioning Consultant, Environmental Consultants, etc.)

Proposed Date of **Schematic Design Charette** involving Building Decision Participants _____

I, _____, owner/authorized agent of the property at _____

Seattle, Washington, am applying to participate in the BUILT GREEN™ INCENTIVE PROGRAM. I agree that, if my project is selected, I will execute a BUILT GREEN™ INCENTIVE PROGRAM ASSISTANCE PARTICIPATION AGREEMENT with Seattle City Light within three months of the date of this Pre-Application and will abide by the City of Seattle's rules and the BUILT GREEN™ INCENTIVE ASSISTANCE PARTICIPATION AGREEMENT.

Signature of Owner/Authorized Agent

Date



City of Seattle